



CITY OF JOHNS CREEK BOARD OF ZONING APPEALS

AGENDA

Tuesday, April 19, 2011 at 7:00 P.M.

As set forth in the Americans with Disabilities Act of 1992, the City of Johns Creek does not discriminate on the basis of disability and will assist citizens with special needs given proper notice (seven working days). For information, please call 678.512.3200.

A. Call to Order

B. Approval of Minutes

C. New Business – Variance Case(s)

- 1) **CASE NUMBER: V-11-013 (*Withdrawn by Applicant*)**
Petitioner(s): Gwinnett Hospital System (dba Gwinnett Medical Center)
Present Zoning: O-I Conditional (Office Institutional District)
Property Location: 10600 Block of Medlock Bridge Road
Variance Request: Allow reduction of tower structure setback from 75' to 45' from the rear property line to construct a 75-foot tall telecommunications tower.
- 2) **CASE NUMBER: V-11-014**
Petitioner(s): Thomas Randall
Present Zoning: R-4A Conditional (Single Family Dwelling District)
Property Location: 12300 Block of Sunset Maple Terrace
Variance Request: Allow an encroachment of 20' into the 75-foot stream buffer (50' undisturbed buffer + 25' impervious surface setback) to construct a deck in the rear yard.
- 3) **CASE NUMBER: V-11-015**
Petitioner(s): Harmon W. Caldwell, Jr.
Present Zoning: AG-1 (Agricultural District)
Property Location: 9100 Block of Brumbelow Road
Variance Request: Allow an accessory structure (detached garage) to be located in the front yard.
- 4) **CASE NUMBER: V-11-016**
Petitioner(s): Steve Roberts
Present Zoning: AG-1 (Agricultural District)
Property Location: 300 Block of Dewpoint Lane
Variance Request: Allow an encroachment of 38' into the 75-foot stream buffer (50' undisturbed buffer + 25' impervious surface setback) to construct a single family dwelling.

- 5) **CASE NUMBER:** V-11-017
Petitioner(s): Steve Roberts
Present Zoning: AG-1 (Agricultural District)
Property Location: 300 Block of Dewpoint Lane
Variance Request: Allow an encroachment of 42' into the 75-foot stream buffer (50' undisturbed buffer + 25' impervious surface setback) to construct a single family dwelling.
- 6) **CASE NUMBER:** V-11-018
Petitioner(s): Steve Roberts
Present Zoning: AG-1 (Agricultural District)
Property Location: 300 Block of Dewpoint Lane
Variance Request: Allow an encroachment of 9' into the 75-foot stream buffer (50' undisturbed buffer + 25' impervious surface setback) to construct a single family dwelling.
- 7) **CASE NUMBER:** V-11-019
Petitioner(s): KM Homes
Present Zoning: R-4A Conditional (Single Family Dwelling District)
Property Location: 10200 Block of Meadow Crest Lane
Variance Request: Allow an encroachment of 15' into the 35-foot front yard setback to construct a single family dwelling.
- 8) **CASE NUMBER:** V-11-020
Petitioner(s): Craig Vigliotta
Present Zoning: R-4A Conditional (Single Family Dwelling District)
Property Location: 3000 Block of Mallard Lake Place
Variance Request: Allow light poles to encroach 20' into the 50-foot light pole setback required for outdoor recreational courts.

D. Adjournment